

# INVEST SOUTH/WEST RFP OVERVIEW

CEMDI + CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

August 27, 2020



# Today's agenda

Topic	Presenter	Time
Welcome	Gerardo Garcia	5 minutes
Presentation of upcoming RFPs	Gerardo Garcia	10 minutes
Q&A	All	60 minutes
Conclusion & Next Steps	Chris Jang	5 minutes

# What are the ISW RFPs?

The INVEST South/West (ISW) Request for Proposals (RFPs) **solicit development proposals** for City-owned land

Traditionally, RFPs simply provide details regarding the subject property (e.g., **size, zoning, appraised value**) and a brief indication of the preferred use (e.g., residential development)

The **INVEST South/West** RFPs go one step further and illustrate the **desired urbanism** of the site as well as a **more robust description of uses** desired by the community

The ISW RFPs are also built on an **understanding of available incentives** and partner those incentives with the proposed development to ensure **high-level financial feasibility**

## INVEST South/West RFPs Overview

Informational Presentation



City of Chicago  
Lori Lightfoot, Mayor

Request for Proposals

## Englewood Square Phase II



Department of Planning and Development  
Maurice Cox, Commissioner  
City Hall Room 1000  
121 N. LaSalle Street  
Chicago, IL 60602

DRAFT June 2020

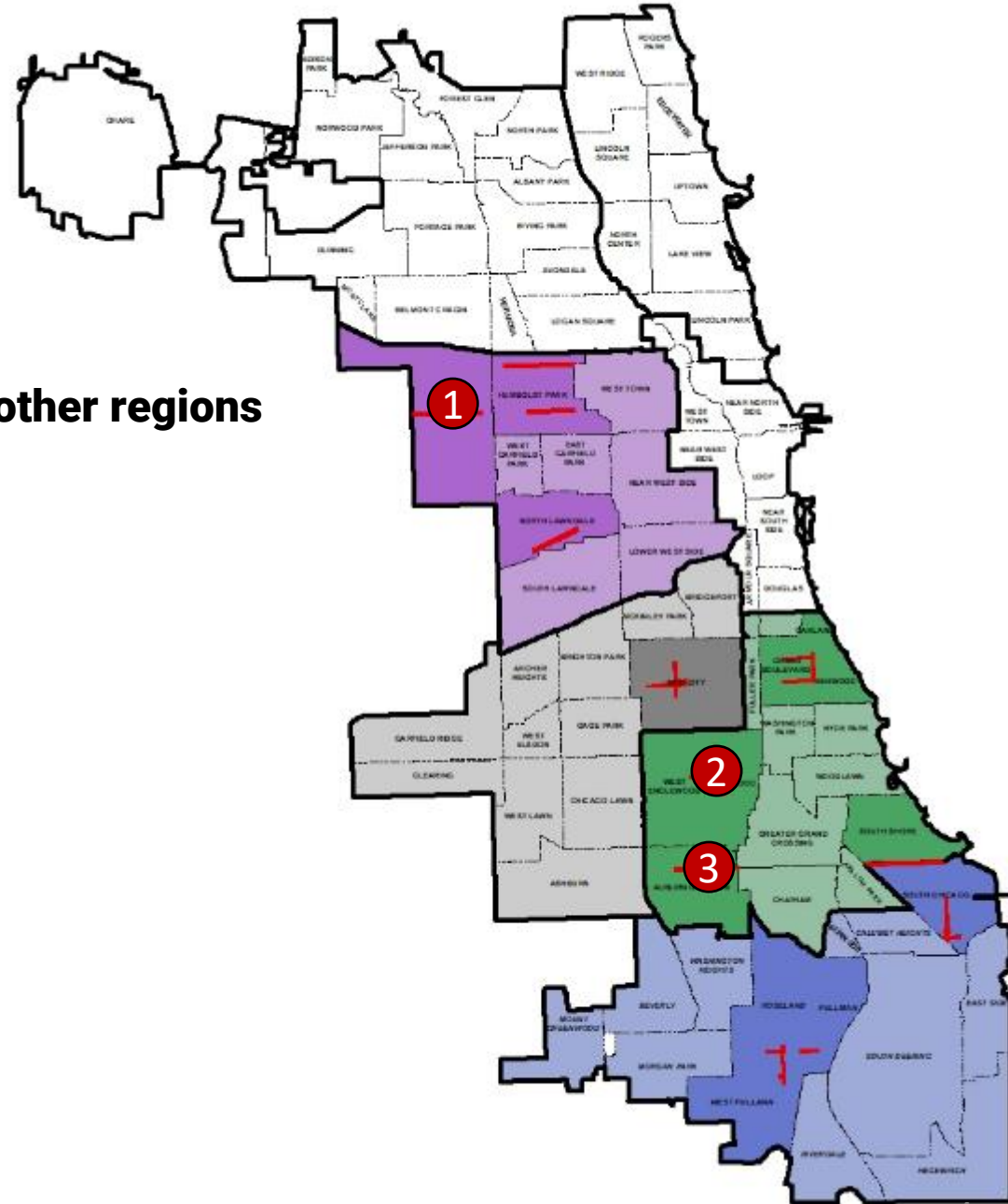
# Implementing INVEST South/West

**Start with three RFPs in August, which become template for all other regions**

## Initial RFPs

- |                   |                            |
|-------------------|----------------------------|
| 1. Austin         | Chicago Ave & Laramie Ave  |
| 2. Englewood      | 63 <sup>rd</sup> & Halsted |
| 3. Auburn Gresham | 79 <sup>th</sup> & Halsted |

**Future RFPs released every 3 months starting August 2020**



## INVEST South/West RFPs Overview

Informational Presentation



# Initial three packages of city-owned land in Austin, Englewood, and Auburn Gresham

1



## Austin

Chicago and Laramie  
(incl. Laramie State Bank building)  
34k sq. ft

2



## Englewood

63<sup>rd</sup> and Halsted  
(incl. Englewood Firehouse)  
260K sq. ft

3



## Auburn Gresham

79<sup>th</sup> and Halsted  
28K sq. ft

Further details included on following pages



# Austin

34K square  
feet at  
Laramie and  
Chicago in  
Austin

Mix of  
potential  
residential and  
commercial  
space

Adaptive re-  
use of  
Landmark  
Laramie State  
Bank

## Existing assets and ongoing investment

- **Existing community assets and plans:**
  - Laramie State Bank Building (part of RFP package) is a dedicated **Chicago Landmark**
  - Tremendous **local spending potential** (currently unmet by local retailers – estimated \$159M in annual retail leakage)
  - **~200 acres of nearby parks**
  - Numerous **schools, libraries, and non-profit community centers** within walking distance
  - A bold **community vision** convened by Austin Coming Together in 2018's Quality-of-Life Plan
- **Ongoing investment:**
  - **Streetscape improvements** along Chicago Ave (e.g., lighting, sidewalks, Divvy stations, paving, etc.) and \$11M more committed
  - \$17M Chicago Ave streetscape study
  - \$32M committed to Chicago Ave **e-bus**
  - \$200K to Shenique Smith **art installation** in nearby Chicago/Austin bus turnaround



Full details to be released in RFP package



# Austin

The site selection process started with a preliminary walking survey of the corridor to specific metrics dictating the development potential within the current market. Development typologies were tested on different sites and discussed in a Community roundtable on June 26, 2020. The 10 sites presented below were selected by looking at the following factors:

- Size & Shape - parcel large enough to house a meaningful development or a cluster of parcels with assemblage potential.
- Location - corner lots, large midblock gaps close to existing activity centers, transit or large residential pockets.
- Ownership - publicly-owned land ready for redevelopment or privately held parcels with collaborative landowner
- Suitability to Respond to a Community Need - ability of the site to house programming that directly responds to a stated Community need

**1**  
5926-30 Chicago Ave  
Private Property  
9,000 GSF

**3**  
5704-22 Chicago Ave  
Public Private  
24,580 GSF

**2**  
5815-35 Chicago Ave  
Public/Private  
28,180 GSF

**4**  
755 Parkside Ave  
Private Property  
10,600 GSF

**5**  
759 Long Ave  
Private Property  
10,200 GSF

**6**  
5249 Chicago Ave  
Public Property  
9,800 GSF

**7**  
5200 Chicago Ave  
Private Property  
34,200 GSF

**8**  
5028-48 Chicago Ave  
Public/Private  
33,350 GSF

**9**  
4814-36 Chicago Ave  
Public/Private  
27,950 GSF

**10**  
4711 Chicago Ave  
Public  
12,500 GSF

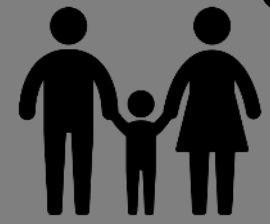
**10** Sites of Interest  
**5** Total Acres  
**324k** Development Potential



# Market Area Demographics



**9,516**  
*Households*



**3.01**  
*Households Size*



**\$32,657**  
*Median Income*



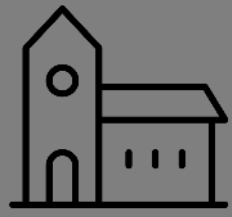
**29.8%**  
*Owners*



**52.5%**  
*Renters*

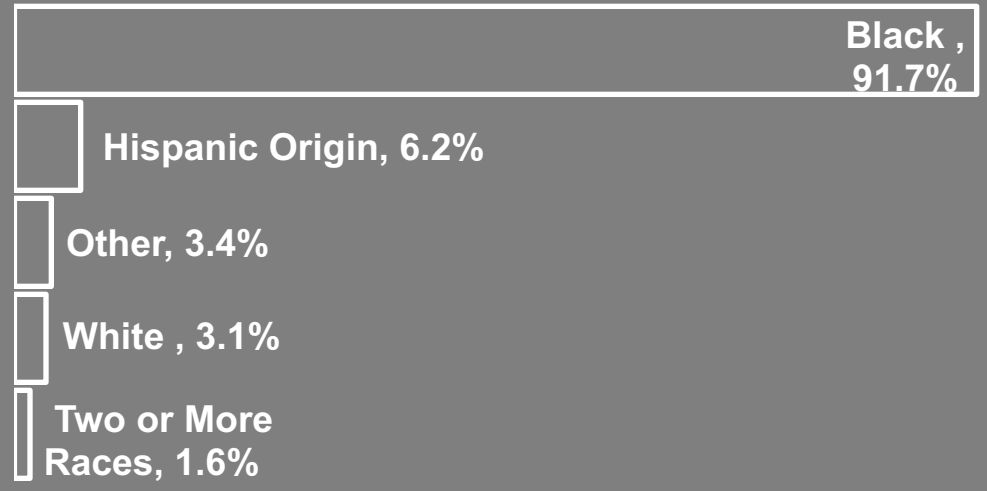


**17.7%**  
*Vacant Units*



**102 years**  
*Average age of  
buildings with available  
construction data in the  
Study Area*

## Race





# "We Would Shop Here If We Could"

**\$ -159.5 M**

**Total Retail Leakage  
In Austin**

*Austin Quality of Life Plan 2018*

	Leakage	Supportable SF on Corridor
<b>Grocery Stores</b>	<b>\$ -8.80 M</b>	<b>16,300 sf</b>
<b>Health &amp; Personal Care Stores</b>	<b>\$ -8.25 M</b>	<b>16,650 sf</b>

# Development Concept

**Austin – Opportunity Site 2**  
**Perkins + Will**





# Development Concept



Austin – Opportunity Site  
9  
Perkins + Will



# Development Site

Chicago Ave

Laramie Ave

Austin - Opportunity Site

7

Perkins + Will





# Development Concept



Austin - Opportunity Site 7  
Perkins + Will

# Potential financial incentives overview

Incentive	Type	Description
Adopt a Landmark Fund	City	Allocates funding generated by downtown construction projects to support restoration of buildings that have been individually designated as a Chicago Landmark
Property Tax Incentive Classifications <i>Class 7a, 7b, 7c, and L</i>	County	7a/b/c: Encourage the full utilization and new construction of commercial buildings in areas in need of commercial development L: Encourage the preservation and rehabilitation of historically and architecturally significant buildings
Neighborhood Opportunity Fund (NOF)	City	Grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets in many of Chicago's South and West side neighborhoods
New Market Tax Credits (NMTC)	Federal	Commercial or industrial development of the property can benefit by attracting investment from a qualified Community Development Entity; the investment can consist of a loan or equity participation.
Tax Increment Financing (TIF)	City	TIF assists development projects by using the increased property tax revenue generated by these projects. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, professional fees, leasing commissions, up to 30% of the construction period interest costs, and job training

**Full details to be released in RFP package**



# Evaluation criteria and partnerships overview

(subject to change)

## Overview of evaluation criteria

- **Promotion of short- and long-term community wealth building**
  - Bidding teams formed through creative/innovative partnership model(s) that showcase **equitable control, ownership, and/or decision-making authority** of Black and/or Latinx partners (i.e., **not sub-contracts; see partnership model explanation**)
  - Track record of working and making investments in South and West Side communities
  - Collaboration with and support from community-based organizations, community residents, and key stakeholders
  - *Etc.*
- **Professional and technical competence**
  - Professional and technical competence as evidenced by the professional qualifications and specialized experience of development team
  - Commitment to high-quality design and an exhibition of adherence to the recently released Design Excellence Principles (**see next page for overview**)
  - *Etc.*
- **Economic feasibility**
  - Purchase price, financial qualifications, total project cost
  - *Etc.*

## Partnership model explanation

- The City of Chicago and DPD are committed to **inclusive economic development** that increases the capacity of and participation from **racial and ethnic minorities, and residents who are members of other historically disadvantaged groups.**
- As part of INVEST South/West, this RFP has dual goals:
  - 1) To **build development sites** in an identified community area
  - 2) To **maximize the participation and ownership of local Black and Latinx residents in all phases of a project** – including, but not limited to, design, development, construction, financing, and operations. **The expectation is that bidding teams/partnerships reflect the demographics of the community area where the development will take place**

**Full details to be released in RFP package**

# Achieve Design Excellence

Mayor Lori E. Lightfoot launched INVEST South/West as a **transformative** approach to **reinvesting equitably** in the fabric of Chicago's South and West Side neighborhoods. This list will do a great deal to **promote** the qualifications of **established and emerging firms that reflect the diversity of the city of Chicago**—firms uniquely positioned to play an important role in this work

## INVEST SOUTH/WEST PRE-QUALIFIED LIST OF DESIGN SERVICES FIRMS

CHICAGO  
ARCHITECTURE  
CENTER



AIA  
Chicago

Image: Aerial view of Chicago South Side, Bronzeville, by Kadir Ahmed



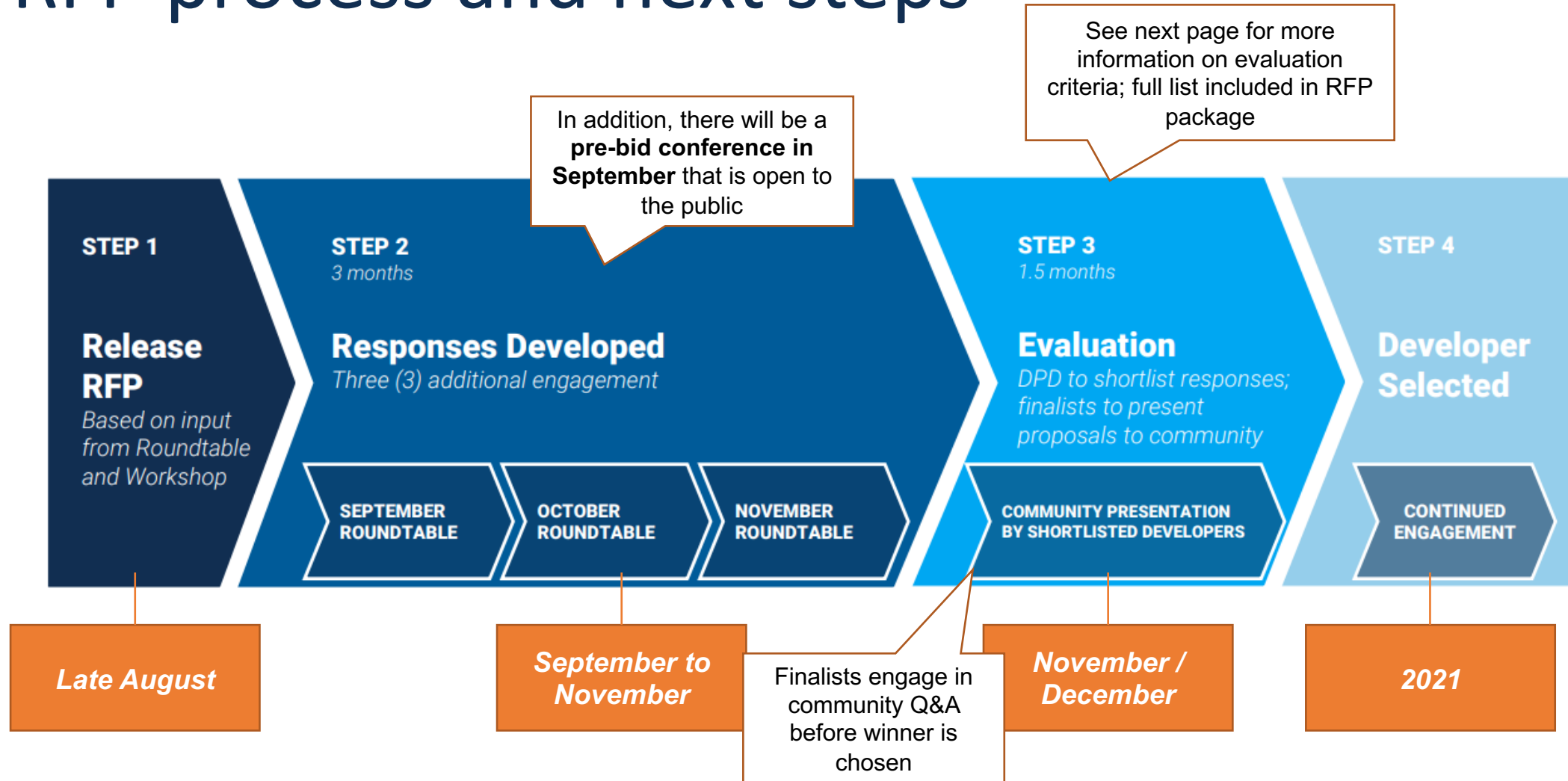
# Achieve Design Excellence



**PRIORITIZE INCLUSIVE DESIGN  
PROCESSES TO FOSTER  
EQUITABLE DEVELOPMENT**



# RFP process and next steps





# RFP release timeline



RFP Q&A